



**ROBERT A.B. REICHERT**  
MAYOR

OFFICE OF THE MAYOR

*Macon-Bibb County*

700 POPLAR STREET  
P.O. BOX 247  
MACON, GEORGIA 31202-0247  
(478) 751-7170  
FAX (478) 751-7931

**NARRATIVE INFORMATION SHEET**

1. Applicant Identification  
Macon-Bibb County  
700 Poplar Street  
Macon, GA 31201
2. Funding Requested
  - a. Assessment Grant Type: Community-Wide
  - b. Federal Funds Requested
    - i. \$ 300,000
    - ii. No site specific
3. Location: The City of Macon, Macon-Bibb County, Georgia
4. Property Information for Site-Specific Proposals: Not applicable
5. Contacts
  - a. Project Director  
Julie Moore  
County Manager  
jmoore@maconbibb.us  
(478)751-7170  
700 Poplar Street  
Macon, GA 31201
  - b. Chief Executive/Highest Ranking Elected Official  
Robert Reichert, Mayor  
reichert@maconbibb.us  
(478)751-7170  
700 Poplar Street  
Macon, GA 31201
6. Population: Macon-Bibb County: 153,490



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7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	9

8. Letter from State Environmental Authority  
See attached



# GEORGIA

DEPARTMENT OF NATURAL RESOURCES

## ENVIRONMENTAL PROTECTION DIVISION

**Richard E. Dunn, Director**

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**Land Protection Branch**  
2 Martin Luther King, Jr. Drive  
Suite 1054, East Tower  
Atlanta, Georgia 30334  
404-657-8600

October 2, 2020

**VIA ELECTRONIC Mail at [jmoore@maconbibb.us](mailto:jmoore@maconbibb.us)**

Ms. Sherita Jones  
Budget/Grants Manager  
700 Poplar Street  
PO Box 247  
Macon, Georgia 31201

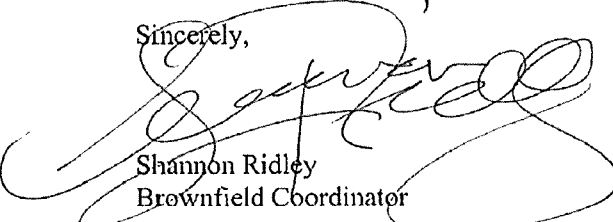
RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application  
Macon-Bibb County, Georgia

Dear Ms. Jones:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (“GA EPD”) that Macon-Bibb County will be submitting an application to the U.S. Environmental Protection Agency (“EPA”) for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the County is applying for \$300,000 to be divided equally for both hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA’s positive decision in making a grant award to Macon-Bibb County for such assessment. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,



Shannon Ridley  
Brownfield Coordinator

cc: Julie Moore, Assistant to the City Manager, Budget & Strategy

File: FFY 2021 EPA Grant Applicants, Macon-Bibb County-Assessment

**Macon-Bibb County, Georgia**  
**FY2021 EPA Brownfields Community-Wide Assessment Grant**

**1. Project Area Description and Plans for Revitalization**

**a. Target Area and Brownfields**

i. Background and Description of Target Area: In 2014, the City of Macon and Bibb County consolidated to form the Macon-Bibb County government (hereby referred to as the County), allowing the two governments to work collaboratively to address important political, social, economic, and environmental issues. The newly consolidated government has a population of 153,490 and ranks as 4th largest population center in the state of Georgia. The County's history dates back to the creation of Bibb County in 1822 and the formation of the City of Macon in 1823. Macon was known as the "City within a Park," for its extensive network of community parks and recreational/historic areas. Farming and commerce were early Macon's major industries, but by 1860, manufacturing had taken its foothold in the region with the development of several foundries, brickyards, and a cotton mill established along growing railroad infrastructure. Over the next 150 years, the region would see manufacturing rise to dominate the local economy only to become lost in the transition to a service-sector economy by the late 20<sup>th</sup> Century. Over the past two decades, employment prospects in Macon have steadily declined due to manufacturing plant closures beginning in 2006 with the loss of the Brown and Williamson cigarette manufacturing plant, which was one of its largest employers. The closure resulted in the loss of 6,000 manufacturing jobs and the subsequent loss of 5,000 jobs from associated sectors, such as suppliers, transport, and contractors. In 2011, Boeing, one of the last manufacturers in the City, cut its workforce by 200 jobs. By 2017, Boeing decided to close the facility, which served as a fatal blow to the County's manufacturing heritage.

One of the hardest hit areas in recent years has been the **Eisenhower Parkway Corridor**, a main artery to the city connecting with I-75 and I-475, which, with funding assistance, could become a catalyst for rapid revitalization and initiate redevelopment of the City's federally **Qualified Opportunity Zone (QOZ)**. A FY21 Assessment grant will serve to establish the environmental status of sites with development potential so that interested developers may leverage the benefits associated with i the County's QOZ. The target area for this proposed project is a three-mile section of the Eisenhower Parkway Corridor Revitalization District between the Middle Georgia Tate University and the Central Georgia Technical College.

While the urban core shows signs of progress, the Eisenhower Parkway has been on the decline with dramatic loss of occupied retail on three major sites along the corridor: Westgate Mall, Macon Mall and Presidential Parkway Mall. However, it remains a critical vehicular corridor connecting three significant institutions of higher education: Mercer University, Central Georgia Technical College, and Middle Georgia State University. Building on the renaissance of the Historic Downtown, redevelopment of empty residential and retail buildings along the Eisenhower Parkway corridor is essential to economic stability Macon-Bibb. While the heart of downtown is beginning to thrive, the surrounding neighborhoods, including the target area, are still burdened by industrial disinvestment, blight, lack of acceptable housing and equitable employment opportunities that have led to a measurable up-tick in violent crime. The Target Area has been selected in part based on public input regarding the referenced concerns. The FY2021 EPA Brownfields Community-wide Assessment grant will help the County, institutions of higher learning, property owners, and developers alike not only begin to understand the environmental status of key redevelopment but to further community driven area planning efforts that will move revitalization forward.

ii. Description of the Priority Brownfield Site(s): After the highly successful implementation of the FY2015 Macon-Bibb County Brownfield Grant that focused on the industrial and urban core of downtown Macon, the County has decided to turn its attention to the **Eisenhower Parkway**

## **Macon-Bibb County, Georgia**

**Revitalization Corridor (EPRC), a section of the City's federally-qualified Opportunity Zone (QOZ).** The Eisenhower Parkway is a major transportation artery between downtown Macon and Mercer University to Middle Georgia State University. This Target Area is home to numerous vacant and blighted or underutilized commercial and residential properties ranging in size from vacant shopping malls to empty apparent complexes and corner gas stations that have not seen a paying customer in more than two decades. The priority sites identified and discussed below were chosen based on their location at the western extent of the Corridor and the significant public health threat and blighting influence they represent. By addressing the concerns of these priority sites, the County hopes to catalyze further economic development, to build an increased sense of community, and to provide safe residential opportunities for students and faculty from the Target Area's colleges/tech schools. Current residents will benefit from a decrease in crime, improved employment opportunities, and an improved sense of place. Priority sites that will serve as an initial focus of the grant are defined and discussed below, and include the **Brookhaven Road Assemblage** and the former **Chambers Road/Crystal Lake Apartment Complex**.

**Brookhaven Road Assemblage:** Brookhaven Road intersects Eisenhower Parkway just east of Interstate 475 and Middle Georgia State University. The subject five acre assemblage (Zoned C4-Highway Commercial) consists of several vacant properties and a vacant car wash. A portion of the Assemblage has become a homeless encampment. Homeless encampments are generally a significant risk to the surrounding areas by the generation of improperly managed human waste, garbage, disease vectors, and increased crime. Moreover, the encampment gives the County significant concerns given the rapid spread of Novel Coronavirus COVID-19 that has proven to be a persistent pandemic in 2020. Homeless encampments are already pre-dispositioned to spread disease given the improper hygiene, safety, and nourishment. Adding a disease that spreads through aerosols within close proximity is a significant risk to human health. During recent visits to the site by County staff, evidence of illegal dumping and drug use were noted. In addition to impacts from the homeless encampment, conditions observed during a recent visit to the car wash site suggests that lubricant, diesel, gasoline, and heavy metals entrained in wash waters may have impacted site and area soils and ground waters. More specifically, when oil/water separators are improperly maintained, there is a high risk that the collected oil and fuel is allowed to remain in the vault and eventually leak into the underlying soil and groundwater. Considering that Rocky Creek flows along the east side of the property, the groundwater is likely very shallow. This is also a feeder for another Creek that flows in the **Ocmulgee River** that is a drinking water resource for the County and other areas further downstream. Site access has been confirmed.

**Former Chambers Road/Crystal Lake Apartment Complex:** On Chambers Road, approximately one mile from the intersection of Brookhaven and Eisenhower Parkway is the former Crystal Lake Apartment Complex (Zoned R3-Multi-family Residential). The site is anchored by a once impressive 12-story 285,000 square foot tower building constructed in 1971. In recent years, the complex fell into disrepair, crime increased, and the residents who could afford to fled to safer accommodations. At the time of its 2019 closure, the 70 residents who remained had to be evacuated by authorities. Just prior to the evacuation, elevators were broken and wheelchair-bound tenants on upper floors needed neighbors to carry them down the stairwell. At that time, only one of the stairwells was open as the others had signs warning they were unsafe. The one open stairwell smelled of human waste, as vacant apartments were largely unsecured and occupied by squatters. When the property was occupied, The Macon-Bibb Sheriff's Department reported that a number of the vacant units were illicit drug dens for users and dealers. Given the age of the complex, it is extremely likely that both asbestos containing materials and lead based paint are present throughout. Further, underground fuel oil tanks, which at one time fueled on-site boilers, are believed to have leaked. Site access has been confirmed.

## **Macon-Bibb County, Georgia**

The proposed grant will fund the completion or current due diligence documents that will serve to quantify concerns associated with the presence of asbestos, lead paint, and fuel oil impacts to soils and ground water. Said documents will allow prospective purchasers to reach appropriate business decisions regarding the fate of the complex. The renovation and reopening of these apartments following assessment, abatement and renovation, or the demolition and reconstruction of alternate housing will have an immediate positive influence on the ability of Middle Georgia State University, other institutions of higher learning to increase admissions by providing safe residences within walking distance of the university and the Central Georgia Technical College.

### **b. Revitalization of the Target Area**

i. Reuse Strategy and Alignment with Revitalization Plans: In the case of Crystal Lake apartments, the property's intended reuse is as suitable, safe residential units. As for the Brookhaven Road Assemblage, the target properties are intended for reuse as mixed commercial/residential/greenspace to generally improve the area by providing jobs, safe residential alternatives with outlets for passive or active recreation. The proximity of the target properties to institution of higher learning and more established retail outlets will afford educational opportunities as well, safe equitable residential opportunities and jobs. The target area is within two revitalization plan areas: the Macon-Bibb Urban Redevelopment Plan (URP) zone and the Eisenhower/Mercer Retail and Education Corridor Community Improvement District. The URP was updated in 2018 and states that resolving blight issues and increasing the quality of life for its residents is one of the top priorities for the area (URP, pg. 5). The ultimate goals of the plans and the proposed project are the creation of jobs and affordable workforce residences within close distance to amenities. These outcomes will improve the quality of life and increase opportunities for economic advancement for the community (URP, pg. 4). The target sites are also within the County's Eisenhower/Mercer Retail and Education Corridor Community Improvement District, which is focused on increasing populations in the County by improving the "first impression" of the area to bolster admissions at area colleges and universities. Increasing the admissions at these educational institutions will lead to increased matriculation of local residents and effectually help the community by improving education and ability to attain gainful employment. Further, the priority sites are in or immediately adjacent to the Eisenhower Business Improvement District (EBID), whose mission is to enhance business and to promote improvements that will help local citizens, business operators, and tourists experience an environment and character which better responds to the history of the area, thereby projecting a positive image of the Eisenhower Corridor as the center of commerce, learning, and social activity for the area. The Target Area is also encapsulated in the County's QOZ. The County anticipates that redevelopment of these catalyst sites will spur economic development within the QOZ, breathing new life into this struggling community.

ii. Outcomes and Benefits of Reuse Strategy: The proposed redevelopment of the target area is expected to create jobs and housing, reduce crime, beautify the area improving the "first impression," and create an increased sense of community. Redevelopment of the Chambers Road site is expected to result in the construction of at least 500 units of suitable, safe workforce housing units, and the Brookhaven Road Assemblage will result in the creation of at least 600-800 commercial/professional service jobs. Contaminant concerns, proximity to educational institutions, and revitalizing residential areas make these sites a top concern for the County. Additionally, the County intends to utilize at least 30% of the grant funds to complete cleanup and reuse plans for the sites that are assessed in order facilitate transition of the sites into the Georgia State Brownfield Program. The concept level plans will be developed with community input to provide a vision for how the properties might be reused. This effort will build a sense of community

## **Macon-Bibb County, Georgia**

that is currently lacking in the Target Area. Additional planning dollars from the grant will be used to further regional planning efforts to include current market factors, community need, and assess impacts from the Covid-19 Pandemic. By improving the priority sites and other sites identified through community engagement, property values and real estate tax revenues in the target area will increase. Completion of the revitalization plans would eradicate significant health and environmental concerns associated with homeless encampments and vacant deteriorating structures.

### **c. Strategy for Leveraging Resources**

**Resources Needed for Site Reuse:** For the redevelopment of the Crystal Lake Apartments and the Brookhaven Road Assemblage, the County will apply for Georgia State Department of Current Affairs One Georgia Authority for infrastructure development (if necessary) in the target area or for business relocation and/or entrepreneur support to develop the site as described in section 1.b.i. The County will work with Central Georgia Technical College to develop a US Economic Development Administration STEM Talent Challenge planning project. This program is designed to help communities with planning and development of regional workforce capacity to support high-growth, high-wage entrepreneurial ventures, industries of the future and other innovation driven businesses that have a high likelihood of accelerating economic competitiveness and job creation in their region. The County has a Special Purpose Local Option Sales Tax (SPLOST) fund that to dedicate \$12 million to blight remediation projects that can be leveraged in the target area. The County will also leverage funds for private reinvestment in the target area through the Heartbeat Incentive Program, which provides tax credits for mixed-use redevelopment. These financial commitments underscore the positive momentum in the target area and the potential for drastic redevelopment that will improve the lives of residents and create a more vibrant community. The value of these staff member's time is estimated at \$25,000. However, additional investment, particularly targeted toward brownfield remediation, remains vital to the successful recovery of the target area.

i. **Use of Existing Infrastructure:** The County will take advantage of existing infrastructure in the Target area, which includes existing city potable water and sanitary sewers, roadways, sidewalks, transportation services, electric, and gas conveyance lines. The County is working to improve walkability and pedestrian/bicycle safety in the target area in order to provide safer alternatives to driving for residents and students in the target area. Currently, the County is working with the Georgia Department of Transportation to access funding for the area. HUD CDBG allocations will also be applied to a portion of the project.

## **2. Community Need and Community Engagement**

### **a. Community Need**

i. **The Community's Need for Funding:** Macon-Bibb County fares worse economically and financially than the state as a whole. While the State of Georgia currently holds an unemployment rate of 5.6%, Macon-Bibb County stands at 6.0% (GA Department of Labor, August 2020). The Target Area (CT132.01) supports a residential population of which **41.09% live below the poverty line**; there is an evident economic need within this portion of the community. The poverty rate of the targeted area is 1.5 times the poverty rate for the entire county (25.7%), and **nearly three times the national poverty rate** (14.1%). Natural disasters compounded poverty issues. Hurricane Irma in 2017 caused 2.4 million in damages throughout the county. A significant portion of residents did not have renter or property insurance, so these figures reflect actual loss. Prevalence of crime is also a clear indicator of need for Macon-Bibb County. The target area has an exceptionally high concentration of property and violent crime: the crime index for the City is 3 out of 100 with 100 being the safest and 1 being the worst. Only 3% of cities across the US are worse in terms of safety (Neighborhood Scout, accessed 10/8/20). According to the 2019 County

## Macon-Bibb County, Georgia

Budget, over \$50 million of the general fund is allotted to policing costs. This is accompanied by large expenditures in Juvenile court (\$1.2 million), public defenders (\$2.9 million) and emergency 911 funds (\$3.5 million). Policing is one of the highest funded items on the budget totaling 9% of all county annual funds. With such a large allotment of funds going in to the criminal justice system, there is little left to address the issues of slum and blight that the area is facing and perpetuating the criminal cycle. The URP states that areas where blight exists can be conducive to criminal activity, due to sites being unsecured. The county noted that crime is having a detrimental effect on the character and nature of the community, which it hopes to help address through cleanup of these blighted areas. The Target Area (CT132.01) suffers from significantly lower property values with a median value of \$59,500 for homes compared to the US median value of \$204,900 (US Census, 2018 five-year survey). Lower home values prevent the County from addressing issues, such as potential site contamination or providing assessments to move project forward with redevelopment. Lower home values equate to diminished property taxes. Further, the County expects to suffer a 30% loss in sales tax revenues in 2020 as a result of COVID-19 business loss which directly impacts our ability to provide critical services.

### ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The presence of brownfields impacts the health and welfare of all our residents, but the majority belong to sensitive populations that are hit hardest. As noted above in section 2.a.i. nearly half of residents in the target area live in poverty. According to the US Census, **87.1% of the population in the Target Area** (Census Tract (CT132.01) **is considered minority** compared to 60.7% in the County and 42.2% in the state. The **percentage of children in the Target Area is 26.5%** compared to 24.8% in the County and 23.6% in the state. In the Target Area, **42.0% of women are of child-bearing age** compared to 39.0% in the County and 40.3% in the state. These populations are particularly sensitive to exposure to contaminants suspected at both priority sites, such as asbestos, petroleum and lead-based paint. Health data is only available at the county level; the County's data can be considered an accurate reflection of the Target Area population. With a significantly higher level of sensitive populations, the Target Area is likely even more impacted than the following statistics (and those outlined in the next section (2)) describe. Without gainful employment, health insurance is not something to which residents have access: 25.6% of resident are without it, which limits their access to healthcare. Contributing factors include high unemployment and an above average rate of violent crime. As of 2018, Macon was ranked third in Georgia for violent crime with a total of 1,057 reported incidents, a 21% increase from 2017 and 21% higher than the national average. Likewise, Macon is first in the state for property crimes with a total of 9,076 reported incidents in 2018, a staggering 68% over the national average (Criminal Justice Inform. Services Division). Brownfields can be a contributing factor to these negative health outcomes and often exacerbate the negative welfare issues in the Target Area. The abandoned sites embolden criminal activity by offering appealing locations to trespass and conduct illicit activities. In addition, the blighted sites impact the welfare of our target community by depressing the adjacent values of homes and property. Blight, lack of employment, poverty and proximity to brownfields are cause of health and welfare concerns in the target area. The environmental site assessments completed under this project will allow the Town and property owners to identify potential exposure pathways and take steps to mitigate the risks of exposure. By facilitating the redevelopment of these priority sites, this project will reduce the blight and environmental impacts on sensitive populations, increase property values, reduce crime, and create jobs in the target community.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Populations in the target area suffer from a greater-than-normal incidence of diseases or conditions (including cancer, asthma, and birth defects) that may be associated with exposure to hazardous substances,



### **Macon-Bibb County, Georgia**

pollutants, contaminants, or petroleum. Central Georgia, which includes Macon-Bibb County, publishes an annual Community Health Assessment. Their 2018 report highlights a number of area health challenges and shows that many County residents have higher incidences of health concerns than their statewide and national counterparts do. Many of these adverse health disparities can be attributable to soil/dust contamination, soil vapor/impaired indoor air quality, and the presence of asbestos and lead paint. Macon-Bibb County has a staggering infant mortality rate. According to the Central Georgia Community Health Assessment (2018), more babies die in Bibb County than any other in Middle Georgia, and Macon's infant mortality rate was 14.3 (per 1,000 live births), almost double the national average of 5.9 (2018 Community Health Needs Assessment). Causes of infant mortality include preterm birth, low birth weight, and birth defects, all of which have potential links to exposure to hazardous chemicals that are prevalent in brownfields. Almost 1 in 4 black infants are born with a low birth weight, which is three times the white infant percentage, indicating environmental justice issues. Bibb County experienced 8% low birth weight in white infants and over 16% for African American infants. According to CDC data, both of these percentages are above the national average of 7.0% and 13.9% respectively. Gestational exposure to lead, which is all likely present within the project area and target sites, have been scientifically linked to low birth weight and inhibited fetal growth and development (US National Library of Medicine National Institutes of Health).

Cancer, a leading cause of death in the County, has steadily declined statewide since 2007, but is on the rise since 2010 in Macon-Bibb County, and mortality rates from cancer in Bibb County generally exceed statewide mortality rates at 175.9 per 100,000 (162.9 statewide), particularly for lung cancer and colon cancer. Data for asthma rates are not available on a county-by-county basis from the health department, but the regional percentage of adults diagnosed with asthma is 8.1 %, which is higher than the 7.7% statewide rate. Given that Macon-Bibb County was the only county in the region that had not met air quality standards in recent years, it can again be assumed that incidents of asthma are even higher in Macon-Bibb County than in the region at large (2018 Macon-Bibb Community Health Assessment). Moreover, the County has recorded 6,458 cases of COVID-19. Black residents suffered at double the rate of their white counterparts (Georgia Geospatial Information Office, as of 10/60/20). The number of cases continues to climb in the County. Exposure to airborne particulates, such as wind-blown contaminated soils and asbestos from the deteriorating buildings on the priority sites, may contribute to and/or complicate asthma and other respiratory diseases, and polynuclear aromatic hydrocarbons (PAHs), a constituent of petroleum (known or suspected on all three sites), is also linked to lung cancers. The identification of potential contaminants allowed by the proposed assessment project would provide the County with the opportunity to clean up sites or to move those sites to suitable reuse, which would in turn benefit residents of the Target Area and the County with improved health and potentially improving area health statistics.

**(3) Disproportionately Impacted Populations:** According to the EPA's EJScreen tool, the Target Area ranks in the following percentiles on indicators relative to the State: 96<sup>th</sup> percentile in Demographic Index, 77% Lead Based Paint Indicators, and 84% Fine Particulate Matter Level. Residents of the Target Area are at more risk of exposure to wind-blown contaminants or contaminated site runoff, and the older housing in these communities are more likely to have lead-based paint. Site assessments and cleanup planning under this project will identify potential contaminants, migration pathways, and containment measures to help prevent offsite transport and exposure to contaminants. Residents of Macon-Bibb County are vulnerable and living in an environment that is less safe than many of their fellow Georgians. Lower home values resulting from the presence of brownfields, as noted in section 2.a.i., also mean lower rents for property owners, which hampers their abilities to improve rental housing conditions. It is ultimately the

## **Macon-Bibb County, Georgia**

persons forced to live in these environments that pay the highest costs, however. The conditions in the community and the Target Area are impeded by the presence of brownfields that were caused in large part by the departure of industry and jobs that pay a living wage. Crime rates are significantly higher in Macon-Bibb County than elsewhere in the state. These impacts were particularly adverse for the African American community, which had a homicide rate more than four times that of the white population. The African American population ranges from 73%-85% within the target area (City-Data.com). As noted in section 2.a.i., poverty rates are extremely high. This suggests that adverse health and welfare impacts are more significant in the target area as well and that these residents would benefit greatly from funds that would work toward improving the environment and the economic prospects for the community in which they live.

### **b. Community Engagement**

i. **Project Involvement & ii. Project Roles:** The table outlines project partners that specialize in the various aspects of redevelopment necessary for this grant, and the county's unique needs.

<b>Name of Organization/Entity/Group</b>	<b>Point of Contact (Name, Email, &amp; Phone)</b>	<b>Specific Involvement in the Project or Assistance Provided</b>
Eisenhower Business Improvement District	Jaime Arnold, Executive Director <a href="mailto:jarnold@ebidmacon.com">jarnold@ebidmacon.com</a> , 478-747-2907	Represent area public, business and property owners to promote economic growth
Urban Development Authority	Alex Morrison, Assistant Manager, 478-955-1595 <a href="mailto:amorrison@maconbibb.us">amorrison@maconbibb.us</a>	Host community engagement events for public information and encourage participation.
Coldwell Banker Commercial	Art Barry III, SIOR, 478.731.8000 <a href="mailto:abarry@coldwellbanker.com">abarry@coldwellbanker.com</a>	Mr. Barry served on the FY2015 Brownfield working group and worked diligently to educate the community on brownfield redevelopment.
NewTown Macon	Josh Rodgers, President and CEO, 478.722.9909 ext. 102 <a href="mailto:josh@newtownmacon.com">josh@newtownmacon.com</a>	Nonprofit that will commit to involvement and planning process related to remediation and redevelopment of target sites
Industrial Authority	Steven Adams, Executive Director, 478-223-0573 <a href="mailto:sadams@mbcia.com">sadams@mbcia.com</a>	Attract new business investments, while encouraging the expansion of existing industries and improving quality of life
Macon Habitat for Humanity	Ivey Hall, Executive Director, 478.745.6030 ext.303 <a href="mailto:ihall@maconhabitat.org">ihall@maconhabitat.org</a>	Engage in community involvement. Will nominate sites in target area suitable for housing projects that benefit those in need.
Historic Macon Foundation	Ethiel Garlington, Executive Director, 478.742.5084 ext. 101 <a href="mailto:egarlington@historicmacon.com">egarlington@historicmacon.com</a>	Help with infill development, restoration and community revitalization.
Middle Georgia State University	Ember Bishop Bentley, Chief of Staff 478.471.2723; <a href="mailto:ember.bentley@mga.edu">ember.bentley@mga.edu</a>	Input on property reuse, venue for public meetings, and student interns to assist with project efforts.
Central Georgia Technical College	Tonya L. McClure, Assistant Vice President; 478.757.3467; <a href="mailto:tmmcure@centralgatech.edu">tmmcure@centralgatech.edu</a>	Input on property reuse, venue for public meetings; and student interns to assist with project efforts.

As part of the Community engagement program for the FY2015 grant which closed out in 2018, regular meetings were held, and a Brownfield working group was developed. The working group has not disbanded and will continue to serve during the proposed and future grant periods.

iii. **Incorporating Community Input:** The County acknowledges that broad based support and community participation in the process will be essential to ensure the overall acceptance and success of the Brownfield Program, and we recognize that it is essential to include community residents and stakeholder input throughout all phases of project planning, decision-making, and implementation. A minimum of six public workshops are planned to occur within the project period following issuance of the cooperative agreement. Notice of all public meetings will be consistent with the County's established process for public notices, which includes online and public media notices as well as posts in the Tribune newspaper. Public input will be sought on project planning, site selection and prioritization (for additional sites as funds permit), cleanup

### **Macon-Bibb County, Georgia**

decisions (ABCAs) and reuse planning. A central printed repository of information will be established at City Hall to allow those without computer access to view plans, voice concerns, and provide input towards redevelopment. In addition, the Brownfield Working group will continue to meet quarterly. The County will offer alternative meeting formats as necessary to accommodate social distancing/lockdown mandates as appropriate due to COVID-19 protocol. Social distancing practices are in place at all government offices and meetings. Social distancing practices are in place at all government offices and meetings.

### **3. Task Descriptions, Cost Estimates, and Measuring Progress**

**a. Description of Tasks Activities and Outputs:** Within two months of notification of award, a Qualified Environmental Professional (QEP) will be selected and the cooperative agreement work plan will be developed and approved by EPA. The work plan will specify a series of pre-award services, including the CIP, generic QAPP development and Phase I ESAs for the two target sites. Committing funds to pre-award services will move the project forward in a timely manner and will. After the cooperative agreement is in place, the project team will coordinate with its Georgia Department of Natural Resources representative (GDNR), the EPA Region 4 Project Officer, and the selected QEP for a project kick-off meeting. The project team and QEP will meet *quarterly* by conference call with GDNR and EPA to review the project's progress and ensure project goals and schedule are met. Project activities will commence within the first three months of award. The City's, project director will schedule and plan public meetings upon notification of a Brownfields award. The City will engage its community partners in the planning of these meetings.

<b>Task/Activity 1: Programmatic Support</b>
i. Project Implementation Discussion of EPA-funded activities for the priority and non-priority site(s): procuring a Qualified Environmental Professional (QEP); cooperative agreement oversight; monthly team meetings Non-EPA grant resources needed: in-kind resources: project team staff effort
ii. Anticipated Project Schedule: Months 1-36, the QEP procurement process will be initiated upon award announcement
iii. Task/Activity Lead: Project Director with support from QEP and project staff
iv. Output(s): 12 quarterly reports, ACRES data entry; notes from monthly team meetings
<b>Task/Activity 2: Community Engagement</b>
i. Project Implementation Discussion of EPA-funded activities for the priority site(s): securing site access, community engagement, site selection, community-wide meetings, focus groups, charrettes, & visioning sessions. Discussion of EPA-funded activities for non-priority site(s) Non-EPA grant resources needed: in-kind resources – project team staff effort
ii. Anticipated Project Schedule: Months 3 through 30
iii. Task/Activity Lead: Project Director with support from QEP and project staff
iv. Output(s): 1 Community Involvement Plan; community meeting summary; community input for reuse plans; approximately 6 community meetings
<b>Task/Activity 3: Phase I and Phase II Assessments</b>
i. Project Implementation <i>EPA-funded activities for the priority site(s):</i> Brownfield site inventory; Phase I and Phase II investigations; Site-Specific QAPPs <i>EPA-funded activities for non-priority site(s):</i> identical work will be completed at sites that are identified in the Public engagement and brownfields inventory processes. Non-EPA grant resources needed: in-kind resources – staff time for oversight of the QEP
ii. Anticipated Project Schedule: Months 4-30
iii. Task/Activity Lead: QEP with oversight by the City project director and technical director
iv. Output(s): site inventories; 10 Phase I and 5 Phase II environmental site assessment reports; Asbestos and Lead Based Paint surveys (as needed); Generic Quality Assurance Plan (QAPP); 5 sites specific QAPPs

**Macon-Bibb County, Georgia**

**Task/Activity 4: Remediation and Reuse Planning**

Project Implementation EPA-funded activities for the priority site(s): cleanup planning at a specific sites; reuse plans with presentation forms (such as renderings or webinar formats). EPA-funded activities for non-priority site(s): identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, if warranted and as funds allow. Non-EPA grant resources needed: in-kind resources - planning department and economic development staff effort

ii. Anticipated Project Schedule: Months 9 through 33

iii. Task/Activity Lead: project director with assistance from QEP

iv. Output(s): 5 ABCAs; 5 site reuse plans; Augmented Economic Development Analysis for Target Area

**b. Cost Estimates:** The following cost estimates were derived based on our experiences and the project expenses from our previous EPA brownfields grant and man-hour estimates provided in the narrative below.

Budget Table					
Project Tasks					
Categories	1: Project Management	2: Community Involvement	3: Assessment	4: Planning	Total
Travel	\$5,000				\$5,000
Contractual	\$15,000	\$15,000	\$175,000	\$90,000	\$295,000
Totals	\$20,000	\$15,000	\$175,000	\$90,000	\$300,000

**Task 1 Project Management:** \$5,000 for travel to two EPA National Brownfields conferences and/or regional brownfields events for one City staff member (includes approximate costs of \$800 in registration fees; \$2,000 for 8 nights in the conference hotel(s), \$1,200 airfare, \$400 ground transportation/parking and \$600 in total per diem expenses). Any remaining travel funds will be utilized by city staff for travel to meet with local/regional developers or property owners. \$15,000 contractual support is also allocated to this task for the QEP to support city staff in drafting reports, updating EPA ACRES, scheduling meetings and overall project management activities(\$100 per hour for 150 hours over the three-year project period) **Total: \$20,000**

**Task 2 Community Involvement:** One Community Involvement Plan (CIP) at a set fee of \$3,000; five community engagement meetings/ planning charrette activities with contractual support in planning and delivery at \$12,000 (\$100 per hour for 120 hours of work over the three-year project period). **Total: \$15,000**

**Task 3 Brownfield Site Assessment:** 10 ASTM-AAI compliant Phase I ESAs at \$3,500 each (total \$35,000). One Generic Quality Assurance Project Plan at \$5,000; 5 Site Specific Quality Assurance Project Plans (QAPPs) at \$4,000 ea. (total \$20,000); 5 Phase IIs for a total of \$115,000 (cost is based on complexity and can range from \$15,000 to \$50,000), average cost at \$23,000 per. **Total: \$175,000**

**Task 4 Site-specific Cleanup and Reuse Planning:** 5 Analysis of Brownfields Cleanup Alternatives /reuse plans are planned for set fee of \$5,000 ea., subtotal of \$25,000; Augmented Economic Development Analysis for Eisenhower Corridor for Corridor, \$15,000; a; 5 market analysis reports to aid in reuse of sites at set fee of \$10,000 per site, subtotal \$50,000, **Total: \$90,000**

**c. Measuring Environmental Results:** The Project Director with support from key staff and the environmental consultant will document, track, and evaluate the following outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, and in monthly calls with the EPA Project Officer. The activities and outcomes will be tracked through an Excel project management spreadsheet, invoice management system and through an Excel project management spreadsheet.

Outputs: Number of sites assessed (Phase I/II ESAs); Number of ABCAs; Number of formal community meetings (and CIP development/revision).

Outcomes: Number of sites for which property title transfers are facilitated; Acres of land redeveloped and square footage of buildings positioned for adaptive reuse; Amount of private

#### **Macon-Bibb County, Georgia**

investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated. An overall gauge of success will be the creation of jobs and the improvement in environmental justice conditions. Should the project run into delays or obstacles the City will work the assigned EPA Project Officer and the environmental consultant to implement countermeasures, such as reevaluating project management strategies to resume the project schedule as outlined in the work plan.

#### **4. Programmatic Capability and Past Performance**

##### **a. Programmatic Capability**

i. Organizational Structure & ii. Description of Key Staff: Mrs. Julie Moore will serve as project director. She has served as Assistant to the County Manager for Macon-Bibb County for 7 years and served as project director for the FY2015 assessment grant. She will oversee day to day operations of the project and will be responsible for contracting and overseeing the environmental consultant. Mrs. Sherita Jones, for the City, will serve as the financial coordinator. She has served as the Budget/Grants Manager for the city for 6 years and will be responsible for ASAP drawdowns and fiscal management of the grant. This team will be augmented by inclusion of Ms. Jaime Arnold, EBID, Executive Director, who will serve a community liaison for the target area.

iii. Acquiring Additional Resources: The County will procure additional resources by using the City's approved competitive bid process, as in its previous EPA grant awards, which will include a request for qualifications, a mandatory pre-bid meeting and bid opening. A selection committee will be formed to choose the top environmental consultant based on qualifications and prior experience and make a recommendation to the Council. Contractors must make good faith efforts in securing Disadvantaged Business Enterprise (DBE) subcontractors. A contract with the selected firm will be executed once approved by the Council. The City will comply with the EPA's "Professional Service" procurement process (40 CFR 200).

##### **c. Past Performance and Accomplishments**

###### **i. Currently Has or Previously Received an EPA Brownfields Grant**

(1) Accomplishments: In 2015 Macon-Bibb was awarded a \$400,000 EPA grant to conduct community-wide brownfield assessments. Under this grant the County completed 13 Phase I ESAs (encompassing 27 parcels and approximately 28.6 acres), and six Phase II ESAs during the project period. These outcomes were accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES) at the time of this submission. The County also developed a successful Community Engagement Plan and conducted eight Brownfield Task Force meetings between the months of December 2016 and April 2018. Of the sites assessed, two large industrial sites, received Georgia Environmental Protection Division no list/no further action letters regarding detected residual contamination, and the other sites upon which Phase II ESAs were completed were found not to be impacted. One of the sites, the Macon Telegraph Assemblage (ACRES# 228298) was recently purchased by a developer who utilized the Phase I and II ESA reports funded by the FY2015 grant to understand the environmental status of the property. In addition, due diligence data was used to facilitate entry into the Georgia Brownfield Cleanup Program. All other sites are being marketed for sale and redevelopment.

(2) Compliance with Grant Requirements: In its previous successful EPA Community Wide Assessment Grant (FY2015), Macon-Bibb County complied with work plans, schedule and terms and conditions for the grant. Quarterly reports and grant deliverables were prepared and submitted to EPA on time or ahead of schedule, and required information was entered into EPA's ACRES database in an accurate timely fashion and the project closed on time in October 2018 with no significant funds remaining.

**Threshold Criteria**  
Macon-Bibb County, Georgia

- A statement of applicant eligibility: Macon-Bibb County is a general purpose unit of local government and therefore an eligible entity as defined under 2 CFR § 200.64 pursuant.
- Documentation of applicant eligibility if other than city, county, state, or tribe; documentation of 501(c)(3) tax-exempt status or qualified community development entity: Not applicable
- Description of community involvement: The County acknowledges that broad based support and community participation in the process will be essential to ensure the overall acceptance and success of the Brownfield Program, and we recognize that it is essential to include community residents and stakeholder input throughout all phases of project planning, decision-making, and implementation. A minimum of six public workshops are planned to occur within the project period following issuance of the cooperative agreement. Notice of all public meetings will be consistent with the County's established process for public notices, which includes online and public media notices as well as posts in the Tribune newspaper. Public input will be sought on project planning, site selection and prioritization (for additional sites as funds permit), cleanup decisions (ABCAs) and reuse planning. A central printed repository of information will be established at City Hall to allow those without computer access to view plans, voice concerns, and provide input towards redevelopment. In addition, the Brownfield Working group will continue to meet quarterly. The County will offer alternative meeting formats as necessary to accommodate social distancing/lockdown mandates as appropriate due to COVID-19 protocol. Social distancing practices are in place at all government offices and meetings. Social distancing practices are in place at all government offices and meetings.
- Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant: The applicant does not currently have an active assessment grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

GA

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Macon-Bibb County

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

46-3992371

\* c. Organizational DUNS:

0792448140000

d. Address:

\* Street1:

700 Poplar Street

Street2:

\* City:

Macon

County/Parish:

\* State:

GA: Georgia

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

31201-0247

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Julie

Middle Name:

\* Last Name:

Moore

Suffix:

Title:

Assistant to the County Manager

Organizational Affiliation:

\* Telephone Number:

478-803-2574

Fax Number:

\* Email:

jmoore@maconbibb.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

\* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY2021 EPA Brownfields Community-Wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

08

\* b. Program/Project

GA

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2021

\* b. End Date:

09/30/2024

**18. Estimated Funding (\$):**

\* a. Federal

300,000.00

\* b. Applicant

0.00

\* c. State

0.00

\* d. Local

0.00

\* e. Other

0.00

\* f. Program Income

0.00

\* g. TOTAL

300,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name:

Robert

Middle Name:

A. B.

\* Last Name:

Reichert

Suffix:

\* Title:

Mayor

\* Telephone Number:

478-751-7170

Fax Number:

\* Email:

Reichert@maconbibb.us

\* Signature of Authorized Representative:

Sherita Jones

\* Date Signed:

10/26/2020